

## **Minutes of the Land Use, Parks and Environment Committee - October 12, 2004**

The meeting was called to order at 8:45 a.m. by Chair Kolb.

**Present:** Chair Walter Kolb, County Board Supervisors Kathleen Cummings, Pauline Jaske, Scott Klein, Bill Kramer, Daniel Pavelko, Vera Stroud

**Staff Present:** Legislative Policy Advisor Mark Mader, Legis.Associate Sandra Meisenheimer

**Also Present:** Register of Deeds Mike Hasslinger, Programs & Projects Analyst Mike Dunn, Deputy ROD Chris Crouch, Parks and Land Use Planning & Zoning Manager Dick Mace, Sr. Financial Analyst Andy Thelke

**Public Present:** Steve Styza of Oconomowoc

### **Approve Minutes of October 5, 2004**

**Motion:** Kramer moved, second by Cummings, to approve the minutes of 10/5/04. **Motion carried 7 – 0.**

### **Executive Committee Report by Walter Kolb for Meeting of October 11, 2004**

Kolb stated the jail was discussed with Judge Foster and Executive Finley appearing. The CDBG program was discussed with Glenn Lewinski, and an ordinance considered in that regard. Sue Baker of the Historical Society was in attendance for the Museum budget.

### **Review and Discuss the 2005 Operating Budget for which the Committee Has Budget and Policy Oversight- *Register of Deeds***

Hasslinger, Dunn and Crouch were present. Hasslinger stated their budget reflects the normal growth throughout the county. Expenditures for 2005 are \$1,872,408 and revenues are \$3,007,982. The position summary shows no increases or decreases. There are a total 28.22 positions being budgeted for 2005.

Hasslinger reviewed Departmental Objectives as outlined in three new categories: Manage Resources with Fiscal Prudence (1), Provide Comprehensive Customer Service (2), and Innovate and Seek Continuous Quality Improvement (2). He also covered Major Departmental Strategic Achievements from 7/01/03 to 6/30/04. He went on to explain the individual programs within the budget: Administrative Services, Cashiering, Tax Listing, Vital Statistics, and Real Estate.

**Motion:** Kramer moved, second by Stroud, to tentatively approve the proposed 2005 operating budget for the Register of Deeds. **Motion carried 7 – 0.**

### **Review and Make Recommendations on Any and All Position Requests in the Operating Budget for which the Committee Has Budget and Policy Oversight**

This item was reviewed as part of the operating budget discussion where applicable.

### **Read Correspondence**

Kolb referred to an email from Andrea Frank regarding the Barrett Landfill.

**Consider Proposed Ordinance: 159-O-052 Amend the Waukesha County Shoreland and Floodland Protection Ordinance District Zoning Map of the Town of Vernon by Conditionally Rezoning Certain Lands Located in Part of the SE ¼ and SW ¼ of Section 24, T5N, R19E, Recently Annexed by the Village of Big Bend, from the RRD-5 Rural Residential Density District 5 and the A-5 Mini Farm Districts to the R-1 Residential District (SVZ-1542)**

Mace explained the location which is in the Village of Big Bend. The present land use is

agricultural with wetlands and floodplains adjacent to Ripple Brook. The proposed land use is for a nine lot single-family residential subdivision, with lots at least one acre in size. Ripple Brook is located in the center of the property, dividing the west and east side of the property. The lots, if developed, would each contain an on-site waste disposal system and private well. Mound type systems will be required. The Planning staff is recommending approval subject to four conditions, as outlined in the ordinance. The conditions will serve to provide adequate protection from groundwater conditions on new residences.

**Motion:** Kramer moved, second by Klein, to approve Ordinance 159-O-052. **Motion carried 7 – 0.**

**Consider Proposed Ordinance: 159-O-053 Amend the Waukesha County Shoreland and Floodland Protection Ordinance District Zoning Map for the Town of Summit by Conditionally Rezoning Certain Lands Located in Part of the SE ¼ of the SE ¼ of Section 27, T7N, R17E, Town of Summit, from the A-P Agricultural Land Preservation District to the A-2 Rural Home District (SZ-1544)**

Mace explained the location which is in the Town of Summit. Steve Styza (petitioner) was also present. The entire property is approximately 37.4 acres. The area under the jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance, which is the area being rezoned, is approximately 7.2 acres. The property is presently farmed and contains a single-family residence, a barn, and two sheds. None of the structures are located in the area to be rezoned. A lot of approximately three acres in size, containing the residence and farm buildings, would be created by Certified Survey Map and sold to Mr. and Mrs. Nettesheim's nephew. The remnant parcel would continue to be owned by the petitioner. They plan to continue farming that remnant parcel and have no plans to construct a residence on it or to further subdivide it. Their long-range plans include the development of that remnant parcel into a subdivision with ten to thirteen lots, each two to three acres in size. The Planning staff is recommending approval subject to four conditions as detailed in the ordinance.

**Motion:** Kramer moved, second by Pavelko, to approve Ordinance 159-O-053. **Motion carried 7 – 0.**

**Consider Proposed Ordinance: 159-O-054 Amend the District Zoning Map of the Town of Lisbon Zoning Ordinance by Rezoning Certain Lands Located in Part of the NE ¼ of Section 35 and the NW ¼ of Section 36, T8N, R19E, Town of Lisbon, from the Quarrying District to the General Industrial District (ZT-1548)**

Mace reviewed the location in the Town of Lisbon. The existing use is industrial with the requested use to expand the uses of the property – industrial, and possibly mini-warehouses. The property contains four buildings and was once utilized as a quarry. Therefore, there is a pit in the center of the property that will require clean up and restoration prior to any new uses being allowed to operate on the site. In addition, to the previous quarry use, the site contains loamy land which may be a compacted, filled or cut/borrow area, and the drainage can vary from very poorly drained to well drained. Therefore, only soil tests can reveal if the site is suitable for further development requiring the installation of an on site waste disposal system. The Planning staff is recommending approval as the amendment would be consistent with the zoning of the lands to the south of the subject property and would serve to satisfy the land use needs of this area of the community.

**Motion:** Pavelko moved, second by Kramer, to approve Ordinance 159-O-054. **Motion carried 7 – 0.**

**Consider Proposed Ordinance: 159-O-055 Amend the Zoning District Map of the Town of Delafield Zoning Ordinance and the Waukesha County Shoreland and Floodland Protection Ordinance District Zoning Map of the Town of Delafield by Conditionally Rezoning Certain Lands Located in Part of the SW ¼ of Section 25, T7N, R18E, Town of Delafield, Waukesha County, Wisconsin, from the A-2 Rural Home District to the A-1 Agricultural District with a PUD (Town) and the R-2 Residential District (County) (SZT-1496)**

Mace explained the rezoning amendment which is located in the Town of Delafield. The present land use is residential and agricultural. There is a single-family residence on the northern parcel and a duplex with several accessory buildings on the southern parcel. The proposed land use would create a fourteen-lot subdivision with the Preliminary Plat showing thirteen lots. The lots will be served by on-site private waste disposal systems and wells. Soil Tests for each individual lot have not been reviewed and approved by the Environmental Health Division. However, tests for a portion of the lots show that some A+4 mound systems will be required. The Planning staff is recommending approval subject to four conditions as detailed in the ordinance. The conditions of the Conditional Use Request for a Planned Unit Development will ensure compliance with the conditions set forth and their intent, and complies with the County Development Plan.

**Motion:** Kramer moved, second by Jaske, to approve Ordinance 159-O-055. **Motion carried 7 – 0.**

**Motion to adjourn:** Pavelko moved, second by Cummings, to adjourn the meeting at 10:27 a.m. Motion carried 7 – 0.

Respectfully submitted,

Pauline T. Jaske  
Secretary

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